

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1007	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Rear single storey extension with flat roof and lantern rooflights. Side single storey extension. Front single storey extension. Composite cladding to external walls of extension.		
Site:	76 Savill Road, Lindfield, Haywards Heath, West Sussex, RH16 2NN, , ,		
Validation Date	14 Apr 2025	Overall Expiry Date:	23 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Jul 2025
Target Date:	9 Jun 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	3 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1007

**76 Savill Road, Lindfield, Haywards Heath, West Sussex, RH16 2NN, ,
Rear single storey extension with flat roof and lantern rooflights. Side single storey extension.
Front single storey extension. Composite cladding to external walls of extension.
Thomas Henton**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water: Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

PARISH COUNCIL OBSERVATIONS

No objections

INTRODUCTION

Planning permission is sought for a rear single storey extension with flat roof and lantern rooflights, a single storey side extension, a front single storey extension with the installation of composite cladding to external walls of the extensions.

RELEVANT PLANNING HISTORY

06/01634/FUL - Bedroom and bathroom extension to bungalow and bay window to lounge.(approved)

SITE AND SURROUNDINGS

76 Savill Road is a detached plain tiled roof pitched roofed bungalow, the walls are a mix of face brickwork and timber cladding and beige composite cladding with upvc doors and window. The dwelling has an existing rear upvc conservatory.

To the north of the site is close boarded fencing and detached garage to No.74 Savill Road beyond, to the south of the site is grassland to Barrington Road beyond, to the west of the site is the rear garden with close boarded fencing to 1 Barrington Road beyond and to the east of the site is the front garden to the highway beyond.

The site is within the built-up area of Lindfield.

APPLICATION DETAILS

The existing rear conservatory approximately measures 3.6m in depth, 4.75m in width with a height to eaves of 2.35m and an overall height of 3.2m.

The proposed single storey rear extension approximately measures 3.7m in depth, 7.1m in width with a flat roof height to eaves of 2.7m with the roof lantern creating an overall height of 3m.

The proposed single storey side extension approximately measures 6.9m in depth, 2.15m in width with a height to eaves of 2.6m and an overall height of 4.4m.

The proposed front extension approximately measures 1.95m in depth, 4.9m in width with a height to eaves of 2.55m and an overall height of 3.9m.

The walls to the front. Side and rear extensions are to be finished in grey composite horizontal cladding.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Lindfield and Lindfield Rural Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP21 - Transport

DP26 - Character and design

WSCC Guidance on Parking at New Developments - September 2020

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Lindfield and Lindfield Rural Neighbourhood Plan

Mid Sussex District Plan 2021-2039 Consultation Draft

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to the majority of Policies in the draft District Plan. There are unresolved objections to some of the policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and

sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135.

ASSESSMENT

Design and Character

Policy DP26 of the Mid Sussex District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- o optimises the potential of the site to accommodate development.'*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise, it should demonstrate the appropriateness of the alternative approach.'

Principle DG50 of the Mid Sussex Design Guide SPD relates specifically to front and side extensions states the following:

' Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'

Front extensions characterise the streetscene including at No.59 (13/01599/FUL). Side extensions characterise the streetscene at No. No.49 (DM/24/0440), No.62 (10/01944/FUL).

The front extension is a modest enlargement which would be subservient to the existing dwelling.

The side extension matches the existing dwelling in terms of eaves and ridge height and would be no further out than the existing boundary fencing. It would not be an out of character enlargement.

Principle DG51 specifically relates to rear extensions and states that:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'

The dwelling is already characterised by a rear extension, rear extensions characterise the streetscene including at No.60 (05/01789/FUL) and No.64 (DM/17/0002).

The rear extension is a modest widening of the existing rear extension, it would be the virtually the same depth as the existing conservatory and therefore would be no more visible than the existing rear conservatory.

The use of grey composite cladding would not be out of character with the existing dwelling which is in part characterised by similar materials, and the wider streetscene which is characterised by a mix of materials to which to the use of this material would not be out of character.

The proposal therefore complies with DP26 of the Mid Sussex District Plan, principles DG49, DG50 and DG51 of the Mid Sussex Design Guide and the relevant principles of the NPPF.

Parking Standards

With the creation of an additional bedroom, parking standards have to be assessed. As proposed the dwelling would have 3 bedrooms, West Sussex County Council August 2019 Parking Standards Guidance outlines that for a 3-bedroom dwelling in this location that 1.7 parking spaces has to be provided.

There is parking for 2 cars on the driveway with parking in the garage.

Therefore, the proposed is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.

Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states:

'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards'.

Given the detached nature of the dwelling and relationship with detached neighbours, the impact on light and outlook from the proposal is not considered to be significant.

In terms of overlooking and loss of privacy, as within the built-up area of Lindfield a degree of overlooking and privacy impact is seen as expected. As the extensions are only single storey in nature, the proposal is not deemed to exacerbate the existing harm significantly.

Therefore, in terms of neighbouring amenities, the proposal is not deemed significantly harmful and complies with this element of policy DP26 of the Mid Sussex District Plan.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to be of an appropriate design that are in keeping with the existing dwelling and will not cause harm to the surrounding area, coupled with this significant harm is not deemed to be caused to neighbouring amenities.

In conclusion, the proposal is considered to comply with policies DP21 and DP26 of the Mid Sussex District Plan, MSDC Design Guide SPD, WSCC Parking standards Guidance and the requirements of the NPPF. The application is therefore recommended for approved.

Decision: Permission

Case Officer: Andrew Horrell